

#### **4-2-010 ZONES AND MAP DESIGNATIONS ESTABLISHED:**

##### **A. COMPREHENSIVE PLAN DESIGNATIONS:**

The City has been divided into comprehensive land use designations:

<b>COMPREHENSIVE PLAN DESIGNATION</b>	<b>MAP SYMBOL</b>
Residential Low Density	(RLD)
Residential Single Family	(RS)
Residential Medium Density	(RMD)
Residential Multi-Family	(RM)
Urban Center North	(UC-N)
Urban Center Downtown	(UC-D)
Commercial/Office/Residential	(COR)
Center Village	(CV)
Commercial Corridor	(CC)
Employment Area Industrial	(EAI)
Employment Area Valley	(EAV)
Commercial Neighborhood	(CN)

##### **B. ZONING MAP:**

This Chapter shall consist of this text as well as that certain map on file in the Office of the City Clerk designated as the Zoning Map of the City. The boundaries of the various districts shall be shown on the Zoning Map and are hereby made a part of the Renton Municipal Code (RMC). This Chapter is to be read and interpreted in light of the contents of the Zoning Map.

##### **C. ZONING DISTRICTS:**

The City is hereby divided into the following types of zoning districts and the following map symbols are established:

<b>ZONE</b>	<b>MAP SYMBOL</b>
Resource Conservation	(RC)
Residential-1 Dwelling Unit Per Net Acre	(R-1)
Residential-4 Dwelling Units Per Net Acre	(R-4)
Residential-8 Dwelling Units Per Net Acre	(R-8)
Residential Manufactured Home	(RMH)
Residential-10 Dwelling Units Per Net Acre	(R-10)
Residential-14 Dwelling Units Per Net Acre	(R-14)
Residential Multi-Family Urban	(RM-U)
Residential Multi-Family Traditional	(RM-T)
Residential Multi-Family	(RM-F)
Light Industrial	(IL)
Medium Industrial	(IM)
Heavy Industrial	(IH)

Center Downtown	(CD)
Center Village	(CV)
Commercial Arterial	(CA)
Commercial Neighborhood	(CN)
Commercial Office	(CO)
Commercial/Office/Residential	(COR)
Urban Center – North 1	(UC-N1)
Urban Center – North 2	(UC-N2)

#### **D. ZONES IMPLEMENTING COMPREHENSIVE PLAN:**

The Comprehensive Plan Designations are implemented by certain zones:

<b>COMPREHENSIVE PLAN DESIGNATION</b>	<b>IMPLEMENTING ZONES</b>
Residential Low Density (RLD)	Resource Conservation (RC) Residential – 1 DU/AC (R-1) Residential – 4 DU/AC (R-4) Residential Manufactured Home Park (RMH)
Residential Single Family (RS)	Residential – 8 DU/AC (R-8) Residential Manufactured Home Park (RMH)
Residential Medium Density (RMD)	Residential – 10 DU/AC (R-10) Residential Manufactured Home Park (RMH) Residential – 14 DU/AC (R-14)
Residential Multi-Family (RM)	Residential Multi-Family (RM-U, RM-T, RM-F)
Urban Center Downtown (UC-D)	Center Downtown (CD) Residential Multi-Family Urban Center (RM-U) Residential Multi-Family Traditional (RM-T) Commercial Office (CO)
Urban Center North (UC-N)	Urban Center – North 1 (UC-N1) Urban Center – North 2 (UC-N2)
Commercial/Office/ Residential (COR)	Commercial/Office/ Residential (COR)
Center Village (CV)	Residential Multi-Family Zones (RM-F, RM-T, RM-U) Center Village (CV) Residential – 14 DU/AC (R-14)
Commercial Corridor (CC)	Commercial Arterial (CA) Commercial Office (CO) Light Industrial (IL)
Employment Area Industrial (EAI)	Light Industrial (IL) Medium Industrial (IM) Heavy Industrial (IH)
Employment Area Valley (EAV)	Commercial Arterial (CA) Commercial Office (CO) Light Industrial (IL) Medium Industrial (IM) Heavy Industrial (IH) Resource Conservation (RC)
Commercial Neighborhood (CN)	Commercial Neighborhood (CN)

(Ord. 5286, 5-14-2007; Ord. 5332, 12-10-2007; Ord. 5355, 2-25-2008)

# **E. ADDITIONAL RESTRICTIONS ON LAND USE:**

TYPE OF LAND USE RESTRICTION	ZONING MAP SYMBOL
Automall Restrictions	Dot Pattern
Public Use Designation	"P"

  

TYPE OF LAND USE RESTRICTION	REFERENCE OR CODE SECTION NO.
Airport-Compatible Land Use Restrictions	RMC <a href="#">4-3-020</a>
Aquifer Protection Area	RMC <a href="#">4-3-050</a>
Automall <del>Improvement</del> District	RMC <a href="#">4-3-040</a>
Downtown Pedestrian District	RMC <a href="#">4-2-070</a> L and <a href="#">4-2-080</a> D
<del>Northeast Fourth Street Business District</del>	<del>RMC <a href="#">4-3-040</a></del>
"P" Suffix Procedures	RMC <a href="#">4-3-080</a>
Planned Unit Development	RMC <a href="#">4-9-150</a>
<del>Rainier Avenue Business District</del>	<del>RMC <a href="#">4-3-040</a></del>
Restrictive Covenants	See Property Title Report
<del>Sunset Blvd. Business District</del>	<del>RMC <a href="#">4-3-040</a></del>
Urban Design Regulation (Areas "A," "B," "C," "D," and "E")	RMC <a href="#">4-3-100</a>

(Ord. 1472, 12-18-1953; Ord. 3101, 1-19-1977; Ord. 4302, 12-17-1990; Ord. 4519, 5-15-1995; Ord. 4851, 8-7-2000; Amd. Ord. 4963, 5-13-2002; Ord. 4971, 6-10-2002; Ord. 5100, 11-1-2004; Ord. 5355, 2-25-2008; Ord. 5357, 2-25-2008)